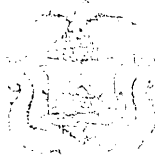


Fire Department



Carleton E. Winslow, Jr.
Chief of Department

CITY OF PORTLAND

51-E-37:39
Mr. Morris Greenburg
130 Pitt Street
Portland, Maine

January 19, 1990

Re: 186,190,192 State Street

Sir:

A recent inspection of your buildings at 186, 190 and 192 State Street revealed the following unsafe and hazardous conditions:

186 State Street

1. Interior stairways are unprotected vertical openings.
2. The elevator machine room is not a fire rated enclosure.
3. The door to the furnace room beneath #186 is not rated.
4. Trash storage in furnace room.
5. Possible fuel leak-oil soaked floor area near tank enclosure.
6. Improper use of extension cord to power a light switch.
7. Second floor rear door to the fire escape was tied shut-rope was removed and a message was left on your phone answering machine.
8. The fire escape was found to have a drop ladder and a vertical section of ladder- both of which are unacceptable. There must be a stairway continuous to the ground or by permission of the Fire Prevention Bureau, a counter weighted stair may be used.
9. A storage closet on the second floor was found to have a damaged light fixture and a junction above the ceiling without a junction box.
10. Third floor fire escape has an improper locking devise.
11. Electrical utility room unsafe-door is not rated, walls and ceiling have penetrations.
12. Fourth floor storage room has an unrated door-there is a piece of metal against a wire in this space.
13. Fourth floor rear fire escape door was tied shut-rope was removed. See #7

#190 or 10 Longfellow Square

14. Basement junction box without a cover, hanging by wires, light bulb broken- exposed filament. Junction box missing a cover at upper level of basement.
15. First floor switch box without a cover-junction box with extension cord connected to it.

190-192 State Street

16. Second floor, small electrical room-30 amp fuse in use.
17. Two stairways in this section are unprotected vertical openings.

Mr. Greenburg
186, 190, 192 State Street
Page 2

18. Rubbish and other storage in an unrated closet and in stairwell-hallway areas.
19. Insufficient illumination.
20. Old fire doors with counter weights still in use-these doors are not appropriate for residential, business and mercantile uses present in the building.
21. One of the previously mentioned counter weighted doors is not operable as the rope and counter weight have been removed.
22. An air freshner was placed so as to prevent any closure of one of the previously mentioned counter weighted doors. It was removed at the time of inspection.

192 State Street

23. First floor has only one means of egress.
24. Basement has a large quantity of rubbish storage.
25. Although it is not a fire code issue, I would also like to bring to your attention that a steam or hot water line was leaking and may result in overheating of the furnace due to low water pressure.
26. Emergency lighting and exit marking is insufficient.

Please contact the Fire Prevention Bureau with your plan of action to correct the above listed items, forthwith. Failure to respond to this notice may result in legal action without further notice.

Sincerely,

Wallace C. Garroway, Jr., Lieutenant
Fire Prevention Bureau
Portland Fire Department

City of Portland, Maine
Fire Department

Mr. Morris Greenberg

130 Pitt Street

Portland ,Maine 04103

Re: Fire at 188 State St.

Mr. Greenberg:

On 04/09/90 a fire occurred in the building listed above, of which you are reported to be the owner (X).

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

Carleton E. Winslow

Chief

Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 17, 1990

Mr. Morris Greenberg
97A Exchange Street
Portland, ME 04101

Re: 186, 188, 190 State Street
Entire Apartments

Dear Mr. Greenberg:

As owner or agent of the property located at 186, 188, 190 State St. - Entire,
Portland, Maine, you are hereby notified that as the result of a recent ~~(inspection or~~
fire), the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions
continue to exist thereon:

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary
and unsafe (or vermin infested) in such a manner as to
create a serious hazard to the health, safety and general
welfare of the occupants or the public.

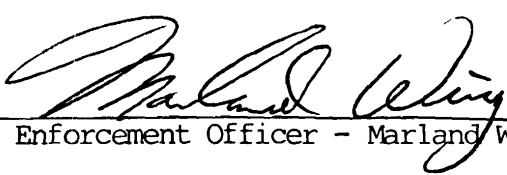
Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned
without the written consent of the Health Officer or his agent, certifying that the
conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that
no danger to life or property or fire hazard shall exist thereon. This can be accomplished
by boarding up doors and windows and other openings at all levels of the structure. You
are ordered to do this on or before immediately, or we will have no choice but
to refer this matter to the Corporation Counsel for legal action as the law allows.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By


P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer - Marland Wing (5)

jmr

055-E-0039